

*STATE ENVIRONMENTAL POLICY ACT*  
**SEPA ADDENDUM #1 to**  
**1990 Cedar Park Christian School Expansion Conditional Use Permit**

DATE OF ISSUANCE: December 10, 2021  
LEAD AGENCY: City of Lynnwood  
AGENCY CONTACT: Kirk Rappe, Associate Planner; [krappe@lynnwoodwa.gov](mailto:krappe@lynnwoodwa.gov); 425-670-5408  
ASSOCIATED FILE NUMBERS:

**Prior Files:**

90-CUP-0001: Snohomish County Christian School Expansion Conditional Use Permit Mitigated Determination of Non-Significance.

**Current Files:**

ERC-009843-2021: Current SEPA MDNS addendum application number.

PDR-009875-2021: Cedar Park Christian School Expansion Project Design Review.

CUP-009786-2021: Cedar Park Christian School Expansion Project Conditional Use Permit (2021).

LOCATION & ZONE: 17931 64th Ave W, Lynnwood WA ( Residential Single Family 8 (RS-8) zone)  
PROPONENT: Cedar Park Assembly of God. Project contact: Steve Barnes with Cornerstone Architecture, [sbarnes@cornerstonearch.com](mailto:sbarnes@cornerstonearch.com), 206-682-5000.

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**DESCRIPTION OF CURRENT PROPOSAL**

Cedar Park Christian School applied for a Conditional Use Permit (CUP-009786-2021) and Project Design Review (PDR-009875-2021) for addition of a 22,000 square foot, two-story classroom building, parking lot addition, and stormwater detention facility to the existing Cedar Park Christian School campus at 17931 64<sup>th</sup> Ave W.

**DESCRIPTION OF DOCUMENTS BEING ADDED**

Stormwater Report prepared by TerraForma Design Group on February 11, 2021. Preliminary Civil Plans and Site Plan and Elevations prepared by Cornerstone Architecture dated February 11, 2021. Revised SEPA Environmental Checklist prepared by Steve Barnes, Cornerstone Architecture, dated on July 9, 2021.

Copies of new or updated documents are available for review by contacting the City of Lynnwood, Development and Business Services, 20816 44<sup>th</sup> Ave. W., Suite 230, or through the City's website at:

<https://www.lynnwoodwa.gov/Services/Apply-for-a-Permit/Planning-Zoning/Public-Land-Use-Notices>

**THRESHOLD ANALYSIS**

The lead agency has determined that the proposed addition, parking lot, and stormwater facility is not likely to add any new significant adverse impacts to the project. The proposed addition will have no significant impacts to drainage facilities, fire access, pedestrian access, and structures and amenities that were evaluated during the initial review. This addendum is being issued in accordance with WAC 197-11-625 and WAC 197-11-630.

RESPONSIBLE OFFICIAL: David Kleitsch, Director  
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SIGNATURE: David O. Kleitsch

DATE: 12/10/21

#### ATTACHMENTS

- Original MDNS (90-CUP-0001)
- Cedar Park SEPA Application and Environmental Checklist
- Stormwater Report
- Preliminary Civil Plans
- Site Plan and Elevations